

CAD 8/17/10 1:41:17
OK W BK 640 PG 451
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY:

*ADAMS & EDENS
Foreclosure Department
A Professional Association
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 825-9508
Bar #9731*

Grantor:
Bradley P. Jones
P.O. Box 400
Brandon, MS 39043
(601) 825-9508

RETURN TO:

✓
*ADAMS & EDENS
Foreclosure Department
A Professional Association
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 825-9508
Bar #9731*

Grantee:
Government National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043
(404) 398-6136

BAC Home Loans/Helms

INDEXING INSTRUCTIONS:

Lot 193, Section "C", Ansley Park S/D,
Section 21, T1S, R7W, Desoto County, MS.
Plat Book 92, Page 27

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on January 30, 2008, John Helms, III, a married man, and Mary Helms, executed a Deed of Trust to Kathryn L. Harris, Trustee for the use and benefit of Mortgage Electronic Registration Systems, Inc., which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Record Book 2853 at Page 1 thereof; and

WHEREAS, said Deed of Trust was assigned to BAC Home Loans Servicing, LP, fka Countrywide Home Loans Servicing, LP, by assignment on file and of record in the office of the aforesaid Chancery Clerk in Book 3166 at Page 769 thereof; and

WHEREAS, the legal holder and beneficiary of said deed of trust, in accordance with the terms of

said Deed of Trust, substituted BRADLEY P. JONES, TRUSTEE, in place and stead of the original Trustee named in said Deed of Trust by Substitution of Trustee which is on file and of record in the office of the aforesaid Chancery Clerk in Book 3166 at Page 767, thereof, the said Bradley P. Jones, being granted all the rights, powers and privileges of the said original Trustee named in said Deed of Trust; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire indebtedness secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, Mortgage Electronic Registration Systems, Inc., the legal holder of said indebtedness, having requested the undersigned Substitute Trustee to execute the trust and sell said land and property described in said Deed of Trust in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale; and

WHEREAS, the undersigned Substitute Trustee in accordance with terms of said Deed of Trust and the laws of the State of Mississippi did advertise said sale in DeSoto County Times, a newspaper published in the City of Hernando, DeSoto County, State of Mississippi, on the following dates, to-wit: July 13, 20, 27, 2010, which is more fully shown by the original Proof of Publication which is attached hereto as Exhibit "A" and made a part hereof as though fully copied herein in words and figures; and by posting on the 12th day of July, 2010, a copy of the Substitute Trustee's Notice of Sale on the bulletin board of the County Courthouse of DeSoto County, Mississippi; and

WHEREAS, on the 3rd day of August, 2010, at the East front door of the DeSoto County Courthouse, at Hernando, Mississippi, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., the undersigned Substitute Trustee did offer for sale at public outcry and did sell to the highest bidder for cash the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 193, Section "C", Ansley Park Subdivision, located in Section 21, Township 1 South, Range 7 West, Desoto County, Mississippi, as recorded in Plat Book 92, Page 27, in the office of the Chancery Clerk of Desoto County, Mississippi.

WHEREAS, the undersigned Substitute Trustee offered the above described property for sale at public outcry as set forth above, and there appeared at said sale an agent for BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, bidding the sum of Two Hundred Twenty Thousand Eight Hundred Fifty-Six and 10/100 Dollars (\$220,856.10) for all of the above-described property and said property was struck off to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, for said amount, and said bidder was declared the purchaser thereof.

WHEREAS, BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, has requested transfer and assignment of its bid to Government National Mortgage Association and has authorized the undersigned to convey the property described above to Government National Mortgage Association and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title and interest of BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, as the highest and best bidder to Government National Mortgage Association.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substitute Trustee, do hereby convey unto Government National Mortgage Association the land and property herein described.

WITNESS MY SIGNATURE on this the 3rd day of August, 2010.

BRADLEY P. JONES
SUBSTITUTE TRUSTEE



STATE OF MISSISSIPPI

COUNTY OF RANKIN

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named BRADLEY P. JONES, SUBSTITUTE TRUSTEE in the above and foregoing instrument of writing, who acknowledged to me that he, as said Substitute Trustee, signed and delivered the above and foregoing instrument of writing on the day and year and for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 3rd day of August, 2010.

SONJA A. ROPE
NOTARY PUBLIC

My Commission Expires:

2-9-2012



DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on January 30, 2008, John Helms, III, a married man, and Mary Helms, executed a Deed of Trust to Kathryn L. Harris, Trustee for the use and benefit of Mortgage Electronic Registration Systems, Inc., which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Record Book 2853 at Page 1, thereof; and

WHEREAS, said Deed of Trust was assigned to BAC Home Loans Servicing, LP, fka Countrywide Home Loans Servicing, LP, by assignment on file and of record in the office of the aforesaid Chancery Clerk in Book 3166 at Page 769 thereof, and

WHEREAS, the legal holder of the said Deed of Trust and the note secured thereby, substituted Bradley P. Jones, as Trustee therein, as authorized by the terms thereof, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3166 at Page 767, thereof; and

WHEREAS, default having been made in the performance of the conditions and stipulations as set forth by said Deed of Trust, and having been requested by the legal holder of the indebtedness secured and described by said Deed of Trust so to do, notice is hereby given that I, Bradley P. Jones, Substitute Trustee, by virtue of the authority conferred upon me in said Deed of Trust, will offer for sale and will sell at public sale and outcry to the highest and best bidder for cash, during the legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.) at the East front door of the DeSoto County Courthouse at Hernando, Mississippi, on the 3rd day of August, 2010, the following described land and property being the same land and property described in said Deed of Trust, situated in DeSoto County, State of Mississippi, to-wit:

Volume No. 115 on the 13 day of July, 2010

Volume No. 115 on the 20 day of July, 2010

Volume No. 115 on the 27 day of July, 2010

Volume No. _____ on the _____ day of _____, 2010

Volume No. _____ on the _____ day of _____, 2010

Volume No. _____ on the _____ day of _____, 2010

Diane Smith

Lot 188, Section "C", Amley Park Subdivision, located in Section 21, Township 1 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 82, Page 27, in the office of the Chancery Clerk of DeSoto County, Mississippi.

This to the above described property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

WITNESS my signature, on this the 7th day of July, 2010.

BRADLEY P. JONES
SUBSTITUTE TRUSTEE

APPROVED BY:

ADAM EDENS

Recorder's Department

POST OFFICE BOX 400

BRANDON, MISSISSIPPI 39043

(601) 825-9988

A&E File #28844

PUBLISH: July 13, 20, 27, 2010

Sworn to and subscribed before me, this 27 day of July, 2010

BY *Judy H. Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



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Exhibit "A"

2445 Hwy. 51 South, Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229